

IR 581 995

VALUER'S FIELD BOOK.

Parish of Little Mitton &c
Book 5

401 to 500

Map No. LV $\frac{6}{U}$

439 Reference No.

Situation
Description
Extent

Sheepcote Farm.
Bgs & Land.

Gross Value { Land £
Buildings £5/-10-0
Rateable Value { Land £
Buildings £45-15-0

Gross Annual Value, Schedule A, £

Occupier George Walsh.

Owner J. R. Reddick, Trustee of S. Langworth, decd.

Interest of Owner Thald

Superior interests

Subordinate interests

Occupier's tenancy, Term yearly.

from 2nd Febry 1908 land
12 May 1908 Bgs.

How determinable

Actual (or Estimated) Rent, £50-0-0

Any other Consideration paid

Outgoings—Land Tax, £

paid by

Tithe, £

paid by

Other Outgoings

Who pays (a) Rates and Taxes (b) Insurance (a) Tenant (b) Owner

Who is liable for repairs

Owner.

Fixed Charges, Easements, Common Rights and Restrictions

No.

Former Sales. Dates

Interest

None.

Consideration

Subsequent Expenditure

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed

Reddick & Disor.

Subs. B. Brown.

Roads and Sewers. Dates of Expenditure
Amounts

Tenant Goldwell Rent £50

Reference No.

Particulars, description, and notes made on inspection 31/7/13

Farm Bldg. Fair stone bldg with grey slate roof. contng 4 rooms Porch down + 3 bedrooms in fair repr

Farm Bldgs fabric as above. Shippens for 12 cows, Stable for 1, Pigstn. Calf shed, + covered Manurestead. Bubble outbarn shippens for 6 cows in Meadow

in very bad repr in 1909 but new roof put on about 18 months ago. Water supply is only moderate being liable to dry up. Land is on hillside above Diswell top pasture is practically moribund, but the rent is reasonable.

Charges, Easements, and Restrictions affecting market value of Fee Simple

The field No 40 on New DM. 557 is let to the quarry (Ref 583) though the tenant of this farm has the pasturage on the same. The field is not included in this valuation

Good lane is kept by local authy

Footpaths about 500 lin yds (pt thro M) say £15

Highway thro P. (repaired by local auth) 10

Valuation.—Market Value of Fee Simple in possession of whole property

in its present condition say Rent without any part of field No 40. £48

ded Reprs + Ins

£48

£4

£44 x 25 y/p

£1100

Deduct Market Value of Site under similar circumstances, but if divested of structures, timber, fruit trees, and other things growing on the land

760

£

Difference Balance, being portion of market value attributable to structures, timber, &c.£

340

Divided as follows:—

Buildings and Structures£300

Machinery fences (many new p+r)£ 40

Timber£

Fruit Trees£

Other things growing on land£

Market Value of Fee Simple of Whole in its present condition (as before)£ 1100

1100

Add for Additional Value represented by any of the following for which any deduction may have been made when arriving at Market Value:—

Charges (excluding Land Tax)£

Restrictions as above£ 25 £ 25

£ 25

GROSS VALUE...£ 1125

1125

LV 6

ings £45-150

by 1908 land 1908 Lgo

owner

Tenant Goldwell Rent £50

Reference No.

Particulars, description, and notes made on inspection 31/7/13

Farmhouse. Fair stone bldg with grey slate roof. contng 4 rooms porch down + 3 bedrooms in fair repr

Farm Bldgs fabric as above. Shippens for 12 cows, stable for 1, Pigst. Calftstl, Cartshed + Covered Manurestead. Rubble outbarn shippens for 6 cows. in Meadow

in very bad repr in 1909 but new roof put on about 18 months ago water supply is only moderate being liable to dry up. Land is on hills side above

Diswell top pasture is practically moorland, but the rent is reasonable.

Charges, Easements, and Restrictions affecting market value of Fee Simple

The field No 40 on New SM. 557 is let to the quarry (Ref 583) though the tenant of this farm has the pasturage on the same. The field is not included in this valuation

Moor Lane is rept of local authy

Footpaths about 540 lin yds (pt thro M) say £15
Highway thro P. (repaired by local auth) 10

Valuation.—Market Value of Fee Simple in possession of whole property

in its present condition say Rent without any part of field No 40. £48

See Repts + Ins

£48
4
£44 x 25 y/p

£1100

Deduct Market Value of Site under similar circumstances,

but if divested of structures, timber, fruit trees, and

other things growing on the land

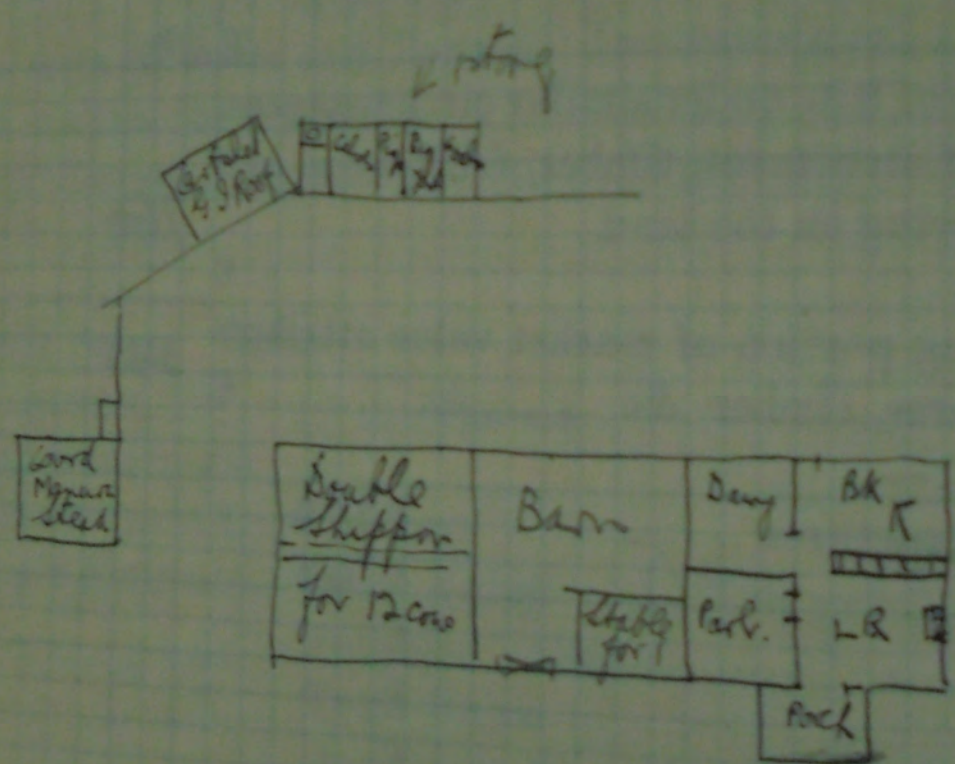
760

6
.....
545-150
ecc.

08 Land
08 Bgs.

Reference No.

Index letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
	area from 077. new Etk						
	Field No: 79	11	568	M			
	81		850	old wall			
	82		670	P			
	26	14	759	P			
	27	1	435	P			
	28	10	647	R.P			
	75	1	189	-			
	76	1	696	-			
		42	814	=	42	3	10



Remarks

	Reference No.....	439
	GROSS VALUE.....	£ 1125
Less Value attributable to Structures, timber, &c. (as before)		£ 340
	FULL SITE VALUE.....	£ 785
Gross Value (as before)		£ 1125
Less deductions in respect of—		
Fixed Charges, including—		
Fee Farm Rent, rent seck, quit rent, chief rents, rent of Assize		£
Any other perpetual rent or Annuity		£
Tithe or Tithe Rent Charge		£
Other Burden or Charge arising by operation of law or under any Act of Parliament		£
If Copyhold, Estimated Cost of Enfranchisement		£
Public Rights of Way or User		£ 25
Rights of Common		£
Easements		£
Restrictions		£
		£ 25
	TOTAL VALUE.....	£ 1100
Less Value attributable to Structures, timber, &c. (as before)		£ 340
Value directly attributable to—		
Works executed		£
Capital Expenditure		£
Appropriation of Land		£
Redemption of Land Tax		£
Redemption of Other Charges		£
Enfranchisement of Copyhold, if enfranchised		£
Release of Restrictions		£
Goodwill or personal element		£
Expense of Clearing Site		£ 340
	ASSESSABLE SITE VALUE	£ 760
If Agricultural land, the value for Agricultural purposes excluding ^{including} Sporting Rights		£ 1100
Value of Sporting Rights		£
If Licensed Property, the annual license value.....		£
Liable to Undeveloped Land Duty as from		
For further reference as to Apportionments, &c., see		